



3 Black Street, Norville




CHARMING FAMILY HOME WITH SPACE & ENTERTAINING POTENTIAL

Positioned in a convenient and family-friendly pocket of Norville, 3 Black Street presents a fantastic opportunity to secure a solid, well-maintained home offering space, versatility, and lifestyle appeal. Perfectly suited to first-home buyers, investors, or growing families, this property delivers comfort inside with added flexibility outside.

Step inside the main residence to find a light-filled living area, complete with air conditioning and ceiling fans to ensure year-round comfort. Large windows allow for an abundance of natural light and breezes, creating a welcoming and relaxed atmosphere.

The kitchen is both practical and functional, offering ample bench space, storage, and a layout that flows seamlessly into the dining area. With easy access to the outdoor patio, everyday living and entertaining are effortlessly combined.

The home features three well-sized bedrooms, all thoughtfully positioned and ideal for families or those needing additional space for a home office.

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FOR SALE

Offers Over \$695,000

VIEW

Sat 4th Apr @ 8:30AM - 9:00AM

AGENTS

Jonathon Olsen
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Jennifer Candy
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AGENCY

LJ Hooker Bundaberg
(07) 4131 8000

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 **LJ Hooker**

Adding incredible value to the property is the separate studio/teenagers' retreat located at the rear. Complete with its own bedroom and a unique built-in brick bar, this versatile space is perfect for guests, extended family, a home business, or entertaining.

The main bathroom includes both a shower and bathtub, with a separate toilet for added convenience.

Outside, you'll find a covered outdoor entertaining area-ideal for weekend BBQs or relaxing afternoons. The spacious backyard provides plenty of room for children and pets to enjoy, along with a shed for additional storage. A long driveway offers ample off-street parking, with space for multiple vehicles, trailers, or recreational equipment.

Offering flexibility, character, and plenty of room to grow, this is a property that truly caters to a range of lifestyles.

AT A GLANCE:

- Bedrooms: 4
- Bathrooms: 1
- Car Accommodation: 3
- Ceiling Fans: Yes
- Air Conditioning: Yes
- Land Size: 809m²

KEY FEATURES:

- Solid brick home in a convenient Norville location
- Spacious living area with unique built-in bar
- Functional kitchen with ample storage
- Four versatile bedrooms
- Bathroom with separate shower, bath & toilet
- Covered outdoor entertaining area
- Large backyard with shed
- Drive-through access with multiple car spaces

RENTAL APPRAISAL: \$650 - \$680 Per Week

OCCUPANCY: Vacant

RATES: Approx. \$1900 per half year

DISTANCE TO FACILITIES (APPROX):

- Bundaberg CBD: 3.5km
- Stockland Bundaberg Shopping Centre: 2.0km
- Bundaberg Base Hospital: 3.0km
- Norville State School: 1.5km
- Bundaberg Airport: 4.5km

The property can only be truly appreciated upon inspection. Contact Exclusive Listing Agent, Selling Principal Jonathon Olsen on 0409 534 533 and Jennifer Candy on 0412 103 410.

Disclaimer: LJ Hooker have been provided with the above information; however, the Office and the Agent provide no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.

MORE DETAILS

Property ID 1UBUGTV
Property Type House
Land Area 809 m2
Including Air Conditioning
Toilets (2)
Outdoor Entertaining
Secure Parking

Jonathon Olsen 0409 534 533

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